



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: **14029**
MEPA Analyst: **Rick Bourée**
Phone: 617-626-**1130**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: The Meadows at Harris Pond Estates		
Street: Park and Farm Streets		
Municipality: Blackstone	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19 292130E 4656627N	Latitude: 42° 02' 10" N Longitude: 71° 30' 41" W	
Estimated commencement date:	Estimated completion date:	
Approximate cost: 4.5 Million	Status of project design:	90 %complete
Proponent: Onyx Building Corporation		
Street: 960 West Street		
Municipality: Wrentham	State: MA	Zip Code: 02093
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Valerie Miller		
Firm/Agency: New England Environmental	Street: 9 Research Drive	
Municipality: Amherst	State:	Zip Code:
Phone: 413-256-0202	Fax: 413-256-1092	E-mail: vmiller@neeinc.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting: **No**
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify Blackstone Conservation Commission, Natural Heritage Endangered Species Program [NHESP], MA DEP) No

List Local or Federal Permits and Approvals:
Permits or approval are pending with the above agencies.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	134 acres			
New acres of land altered		48.5		
Acres of impervious area	0.057	9.58	9.523	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	2,500 sq ft.	156,400 sq ft.	156,400 sq ft.	
Number of housing units	1	89	89	
Maximum height (in feet)	32	32	32	
TRANSPORTATION				
Vehicle trips per day	2	866	866	
Parking spaces	1	168	168	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	39,160 GPD	39,160 GPD	
GPD water withdrawal	330	39,160 GPD	39,160 GPD	
GPD wastewater generation/ treatment	330	39,160 GPD	39,160 GPD	
Length of water/sewer mains (in miles)	0	3.04/2.85	3.04/2.85	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify: Estimated Habitat of Rare Species, Priority site of rare species, vernal pool.) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

This project involves the construction of 84 single homes and 5 duplexes (a total of 10 units) as part of the subject subdivision. The subdivision will be constructed on a 134 acre parcel in Blackstone. Currently, there is one house and a unattached barn/garage associated with the property, and the remainder of the parcel is the location of a sand and gravel pit that was previously mined (approximately 40 acres). The existing house, and barn/garage are approximately 2,500 square feet. These structures will be removed as part of the project work. This existing house is currently not occupied, has no paved driveway.

For the subject subdivision, all roads, water and sewer lines and other associated infrastructure will be installed as part of the project. Roadways and driveways will account for 6.11 acres (4.89 – roadways, 1.22 acres- driveways) of impervious area, all to be constructed as part of the project. Sidewalks at the site (0.997 acres) will be constructed of porous concrete.

The remainder of the property consists of some forested and some wetland areas. The project site is located at the top of a hill with sides that slope toward residential homes to the west and the Mill River to the east. The property abuts Summer Street, Park Street and Farm Street to the north and east. As stated, this 134 acre parcel includes approximately 40 acres that have been previously mined and used for sand and gravel operations, and the remainder of the property consists of some forested and some wetland area. The houses, are proposed to be built on approximately 47 acres of this 134 acre parcel and the remainder will be left as open space.

The development is considered a “flexible open space development” under the Town of Blackstone’s regulations, and a special permit was obtained for this project from the Town in October 2004. The open space associated with the project will be more than half of the total acreage (53.6%), and the proponent will construct and redevelop trails throughout the open space for un-motorized recreation. Figure 1, the Site Locus illustrates the location of the site.

The northern edge of the parcel is mapped as estimated habitat of rare wildlife and priority habitat of rare species by NHESP. Project design and layout alternatives were evaluated as part of the development of this project, and these plans have incorporated the northern portion of the parcel as areas of open space. There will be no houses, roads or other infrastructure installed within areas mapped by NHESP. In addition, as part of the project permitting process, New England Environmental Inc. submitted a MESA Review Filing in July 2006. NHESP then requested a copy of the Stormwater Management Report for the development, when available, prior to completing their review. NHESP received a copy of the plan in March 2007 and this project is still under review by their office.

As the areas designated as estimated habitat of rare wildlife and priority habitat of rare species will not be altered, and the taking of an endangered or threatened species will not occur, the review threshold for rare species (301 CMR 11.03(2)(b)), is not "tripped." Therefore this portion of this ENF was not applicable.